



Brazen Gate, Norwich - NR1 3SB



Brazen Gate

Norwich

Set in a sought after development only a moments walk from the bustling heart of Norwich city centre, this MID-TERRACE TOWNHOUSE offers a modern living space reaching over 1480 Sq. Ft (stms) split over three floors. The feature living space is the first floor living area spanning an impressive 31' in length this DUAL ASPECT room includes the sitting room, dining room and kitchen with INTEGRATED APPLIANCES backing onto a TREE LINED garden and BALCONY, overlooking the green space and park to the front of the home. In total, FOUR BEDROOMS are available with one on the ground floor next to the UTILITY ROOM and three on the second floor with an EN-SUITE to the main bedroom, shared FAMILY BATHROOM and ground floor SHOWER ROOM/WC. The rear garden is offered in a LOW-MAINTENANCE CONDITION with a tree lined backing whilst the front of the home offers OFF ROAD PARKING in front of the INTEGRAL GARAGE.



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Terraced Town House
- Prime City Centre Location On Sought After Development
- Over 1480 Sq. Ft Of Accommodation Over Three Levels (stms)
- Stunning 31' Open Plan Kitchen/Living Area With Balcony
- Four Bedrooms
- Family Bathroom, En-Suite & Ground Floor WC
- Low-Maintenance Rear Garden
- Driveway & Integral Garage

Located in the heart of Norwich City Centre to provide an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the football ground, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.

SETTING THE SCENE

The property is found within this private development where a open green space and children's play park sit in the very middle. The property comes to your left hand side with a tandem brick weave driveway for off road parking sat in front of the integral garage with attractive yet low maintenance shingle frontage to the right hand side.



THE GRAND TOUR

Once inside, the central hallway grants access to all living accommodation on the ground floor and is laid with all carpeted flooring. Initially to your right hand side, access to the ground floor shower room can be found featuring a low level radiator and vinyl flooring. Heading past the stairs for the first floor and access door to the integral garage, a versatile bedroom space can be found at the end of the hallway. This space currently functions as the fourth double bedroom with French doors backing into the rear garden however could become a snug sitting room or home office workspace if desired. Sat just next door to this room is the utility space complete with a mixture of wall and base mounted storage units where the gas combination boiler can be found and plumbing for a washing machine.

The first floor landing loops back around to take you towards the second floor whilst French doors open to reveal the stunning open plan living space comprising the sitting room, dining room and kitchen measuring an impressive 31' in length. Turning to your left as you enter the sitting room space sprawls out ahead with uPVC double glazed window and French doors taking you onto a timber decked patio seating area. The hard wearing wooden effect flooring allows for a potential choice of layouts of soft furnishings whilst to the right hand side an opening past the kitchen leaves more than enough room for a formal dining table. The kitchen itself features a mixture of wall and base mounted storage complete with wooden effect work surfaces which in turn give way to integrated appliances including a fridge, freezer, dual ovens and hob with extraction above whilst leaving plumbing and space for a dishwasher featuring tree lined views over the rear garden.

The second floor landing splits in both directions giving access to all three bedrooms as well as the three piece family bathroom suite with a predominantly tiled surround, tall heated towel rail with shower and glass screen mounted over the bath. The main bedroom comes just next door to this a well proportioned double bedroom backing onto the rear garden with all carpeted flooring and large open floor space with recess within the wall for fitted storage if desired. This room benefits from an en-suite shower room featuring double shower tray and tall towel rail. Two further bedrooms sit towards the property overlooking the green space with the larger being more than capable of hosting a double bed with additional storage solutions and soft furnishings, whilst the slightly smaller bedroom could hold a double bed, however, currently functions as a home office space with all carpeted flooring and low level radiator.

FIND US

Postcode :NR1 3SB

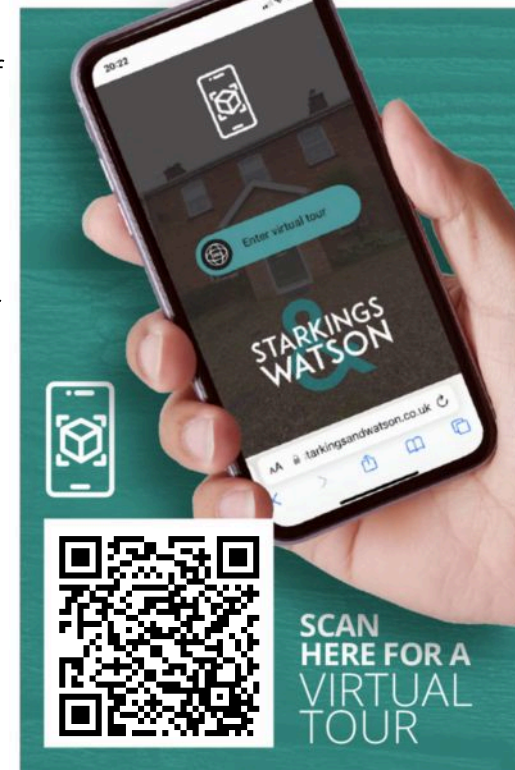
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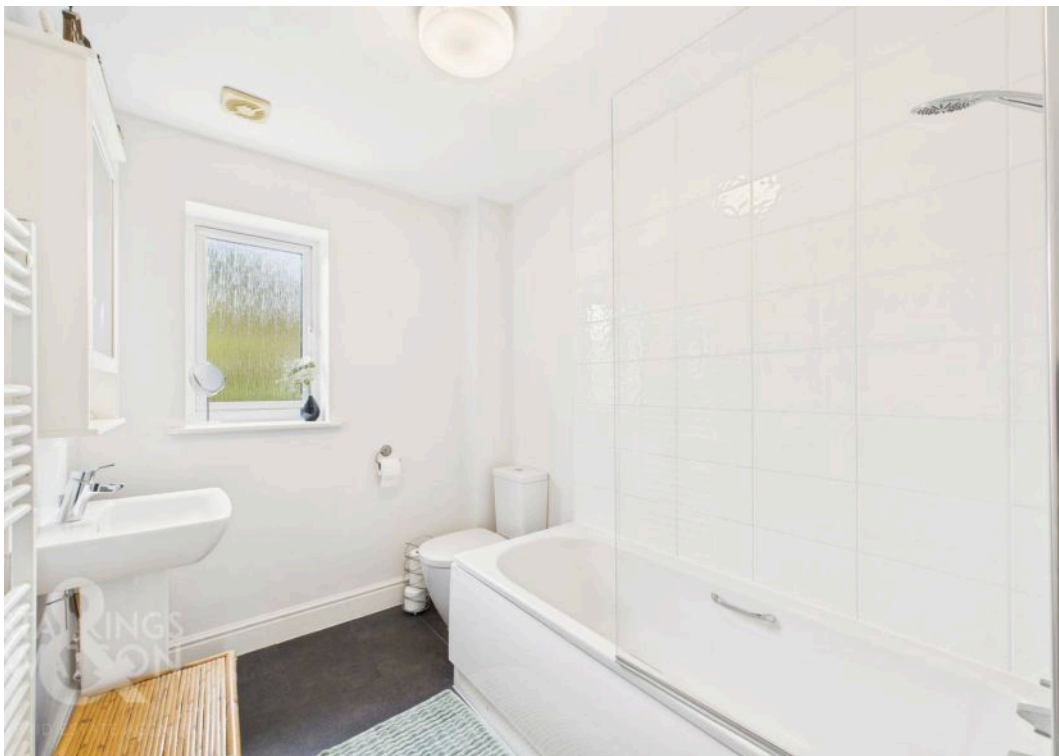
VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

Whilst the property is Freehold there is a maintenance charge to be paid for the upkeep of communal ground and spaces of £265 per annum.



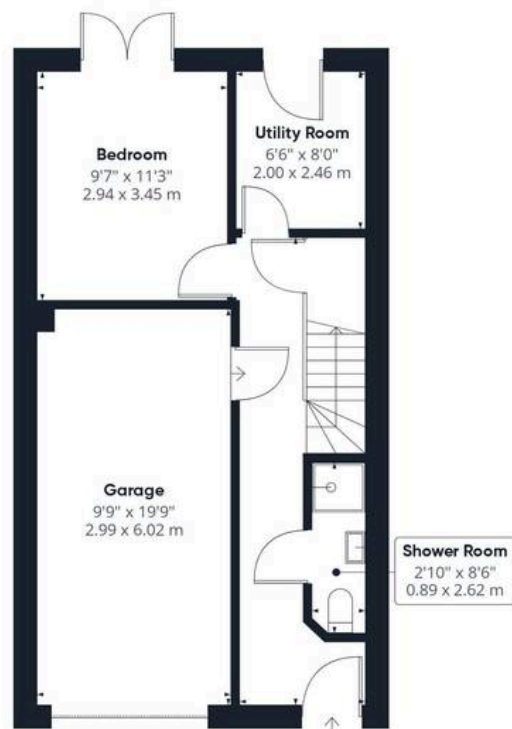




THE GREAT OUTDOORS

The rear garden is just as attractive as the interior of the home, being fully enclosed with timber panel fencing. The space is offered in an attractive yet low maintenance condition where an extended patio creates the ideal space to sit and entertain friends and family. With artificial lawn and raised planting beds adding colour to the outside space.

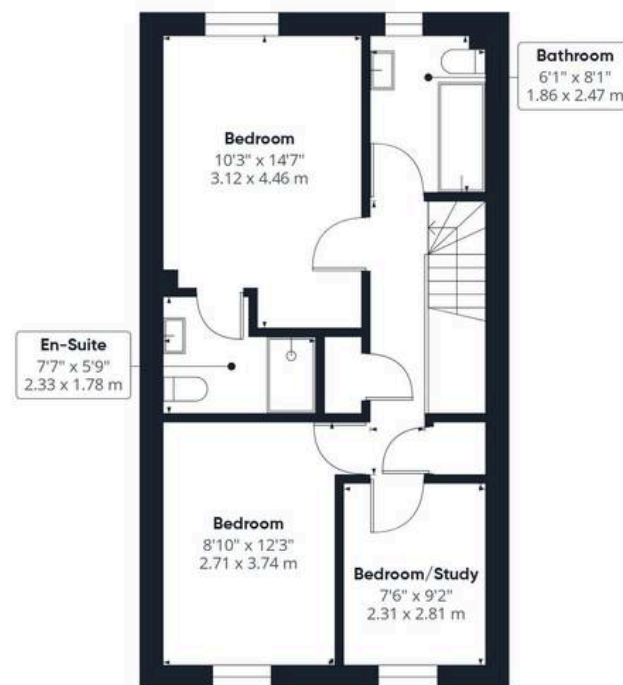




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1481 ft²

137.5 m²

Balconies and terraces

45 ft²

4.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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